



## TOWN OF WEST HARTFORD

### AGENDA ITEM SUMMARY

Item No. 10  
File No.20151

**To:** Town Council

**From:** Matt Hart, Town Manager

**Date:** November 13, 2018

**CC:** P. Alair, G. Varano, M. McGovern, T. Dumais

**Subject:** Application on behalf of Lex-Laz West Hartford, LLC requesting an amendment to Special Development District #145 at 27 Park Road and 14 Ringgold Street. (20151)

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**Background:** Lex-Laz West Hartford, LLC, the contract purchaser under an agreement with the Sisters of Saint Joseph Corporation, has filed an application to amend Special Development District #145 to redevelop the property at 27 Park Road and 14 Ringgold Street. The purchaser is seeking to construct a new building and to renovate portions of the existing buildings, and to add associated parking, site amenities, grading, drainage, and landscape improvements to accommodate 294 new apartments and to maintain the existing 36 residential units for the Sisters of Saint Joseph. The site is currently zoned RM-MS (Multifamily, Multistory Residence) with a SDD (Special Development District #145) overlay, and is improved with multiple buildings and parking areas that collectively make up the Sisters of St. Joseph of Chambéry campus.

In January 2016 the Town Council approved Special Development District #145. At the time, the development proposal was known as Arcadia Crossing and included 310 new apartment units and 509 parking spaces. This application includes significant architectural modifications to the previously approved building such as different architecture, a different unit type mix, and an overall net reduction in floor area and building size as well as a reduction in the amount of units and parking.

It is important to note that the applicant has also filed a companion Inland Wetlands and Watercourse Application with the Town Plan and Zoning Commission / Inland Wetlands and Watercourse Agency (IWWA). The site contains a watercourse and wetlands, and any proposed activity within 150' is subject to the IWWA's review and approval. The Town received the wetlands application on November 7<sup>th</sup> and scheduled it for public hearing on December 3<sup>rd</sup>.

**Operational Impact:** The Special Development District application is not anticipated to have any operational impacts on the Town.

**Financial Impact:** The Town collected an initial application fee of \$4,996.50 as part of the required permitting fees for this type of land use application. If the project is

approved, the Town will capture additional revenue from building permit fees and tax revenue generated from the corresponding growth to the Grand List.

**Legal Review:** The Corporation Counsel's Office will need to review the final version of the ordinance for its form and legality prior to public hearing.

**Recommendation:** Staff recommends that the Council move to receive the application and to immediately refer it to the Town Plan and Zoning Commission and the Design Review Advisory Committee for their required review, and to schedule the application for Public Hearing within not less than thirty nor more than sixty days. In addition, due to the location of this property the Town needs to send notices to the City of Hartford Town Clerk (via certified return receipt mailing) and to the Capitol Region Council of Governments (CRCOG).

**Attachments:**

- 1) Application narrative and supporting information
- 2) Application plan set